

\$2,775,000 - 3805 7a Street Sw, Calgary

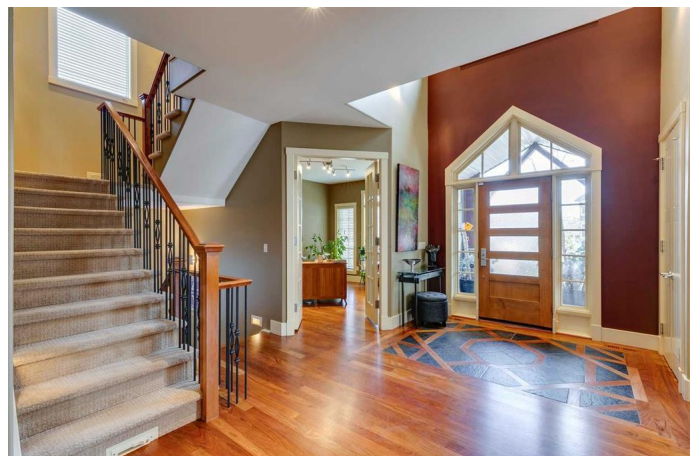
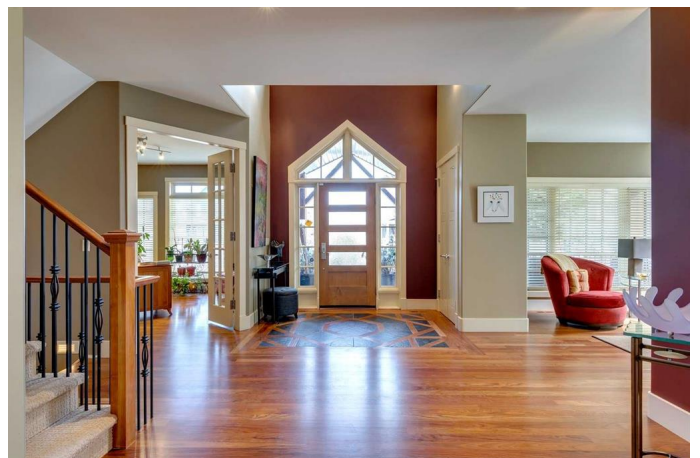
MLS® #A2205420

\$2,775,000

5 Bedroom, 5.00 Bathroom, 3,879 sqft
Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

****Open House: Saturday, March 29th, 2:30â€“4:00 PM**** This perfectly located, two-story executive family home is just a few blocks from Elbow Park School, the Community Centre, tennis courts, playground, the Glencoe Club, the pathway system, and downtown. With over 5746.47 sq. ft. of living space and five bedrooms, this meticulously maintained home is ideal for family living. The main floor features a private office off the front entrance + a formal living room with a lovely fireplace. At the back with loads of windows overlooking the back garden, the spacious family room with a fireplace connects to the large kitchen. It is efficiently designed with professional-grade appliances, Shelf Genie organizers, an island, a casual dining area + a butlerâ€™s pantry. A mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a



freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This home offers luxury, comfort + convenienceâ€”an exceptional opportunity in Elbow Park.

Built in 2002

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205420 |
| Price | \$2,775,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,879 |
| Acres | 0.14 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3805 7a Street Sw |
| Subdivision | Elbow Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 2Y8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, |
|-------------------|--------------------------------------------------------------------------|

| | |
|-----------------|---------------------------------------------------------------------------------------------------------------------|
| | Soaking Tub, Walk-In Closet(s), Wet Bar, Bookcases |
| Appliances | Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Oven, Water Softener |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Family Room, Gas, Living Room, Mantle, Master Bedroom, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 16 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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